

A CONVERSATION ON

ATLANTA'S HISTORIC PUBLIC SCHOOLS

November 2, 2023



OPEN SLIDES
ON YOUR
DEVICE



ATLANTA
PUBLIC
SCHOOLS



ATLANTA
Preservation Center

Photo via The Georgia Trust.



**OPEN SLIDES
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ATLANTA'S HISTORIC PUBLIC SCHOOLS

NOVEMBER 2, 2023

OVERVIEW

- APC Partnership and Historic Inventory
- APS Excess and Surplus Property Process
- Renovation/Preservation Projects
- Surplus Properties and Potential Demolitions
- Strategy and Vision



DANIEL E. DRAKE
Senior Executive
Director of Facilities
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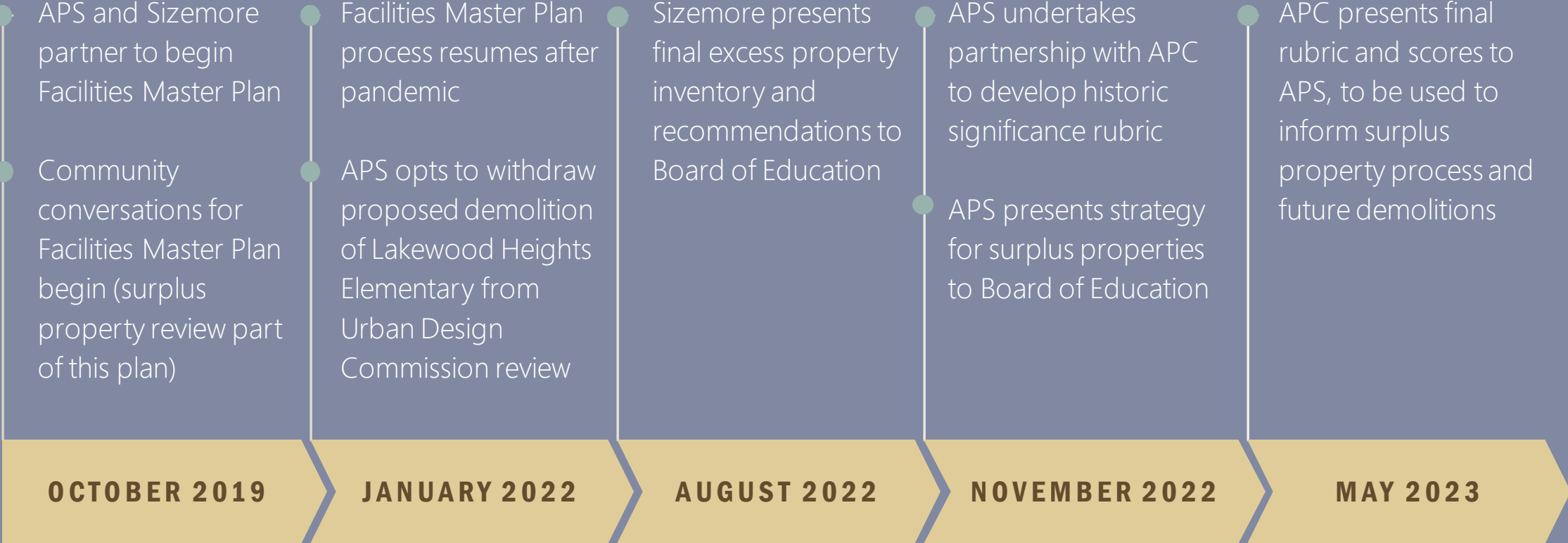


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TIMELINE OF APC/APS PARTNERSHIP FOR HISTORIC PRESERVATION



SURPLUS PROPERTY PROCESS

PRIORITIES FOR REUSE RANKED BY BOARD

-  **AFFORDABLE HOUSING**
-  **COMMUNITY RESOURCES**
-  **EARLY LEARNING**
-  **ELIMINATION OF BLIGHT**
-  **HISTORIC PRESERVATION**
-  **WORKFORCE DEVELOPMENT**
-  **GREENSPACE**

August 2022: Atlanta Public Schools and Sizemore Group review 40+ "potentially excess properties" and develop recommendations.

November 2022: Board reviews recommendations and includes historic preservation as one of seven priorities for reuse of these properties.

January 2023: Board of Education formally declares 16 properties as "surplus." Six of these properties have vacant buildings.

March 2023: APS presents preliminary high-level plans of action for sale or lease of these 16 surplus properties based on size of lot and viability of future educational use.

May 2023: Atlanta Preservation Center finalizes rubric and scores for historic significance, which inform redevelopment strategy.

8	Large properties leased long-term for redevelopment
4	Small lots to be sold for affordable homeownership
3	Properties with interest by partner governments
1	Sale to others by APS

September 2023: Board of Education greenlights detailed strategy focusing on affordable housing and local government partnerships, shown at left.

IMPORTANCE

SCORE TIERS

Scores are shown in the upper right of each property slide.

TIER 1

Scores from 6.5 to 10
High historic significance
National Register eligible as separate landmark
Economic benefits to preservation (tax credits and grants)
Conservation easements

TIER 2

Scores from 3.5 to 6.5
Medium historic significance
National Register eligible as part of district

TIER 3

Scores from 0 to 3.5
Low historic significance
Not eligible for National Register



Age – 40%

oHow does the age of the building impact its significance in other areas?

Culture – 30%

oWhy are these schools significant to the community and/or the history of Atlanta?
oWhat achievements have the students and faculty of these schools attained?

Architecture – 30%

oWhat is the significance of the architect?
oWhat is the reason the architecture is rare or otherwise especially worthy of preservation?

1973: 50-YEAR CUTOFF

Date Range	Score	Date Range	Score
1866-1929	10	1980-1983	4
1930-1939	9.5	1984-1989	3
1940-1949	9	1990-1999	2
1950-1959	8.5	2000-2009	1
1960-1969	8		
1970-1973	7		

RUBRIC

- A framework provided by APC that APS can use to incorporate historic preservation into its strategic goals while serving the communities of Atlanta
- All 92 APS schools 40+ years old reviewed and ranked considering significance to communities and to Atlanta's history, achievements by alumni and former faculty, architectural significance, and industry standards for historic preservation
- Scoring rubric on 1-10 scale, sorted into three tiers for significance based on National Register standards
- **Age:** Score for age by building, weighted by square footage per building for entire facility score
- **Culture:** Historic events, patterns of development, important people, neighborhood
- **Architecture:** Architect, style, cohesion, representativeness of surrounding context

ATLANTA PRESERVATION CENTER RECOMMENDATIONS

Policies for different tiers

Preservation as part of master plan update process

- APS stewardship
- Outreach and neighborhood buy-in

Consider grant funding for APS renovations/facilities

Sale of surplus properties

- Secure easements before sale or inform buyer of easement opportunities
- Loan/purchasing with restrictions against demolition, neglect, etc.
- Economic/tax benefits, easement opportunities

Renovation considerations

APS Archives

- Partnerships – APC, GSU, AUC, Atlanta History Center



Vacant properties

- Protect spaces during vacancies

MAP OF FEATURED PROPERTIES

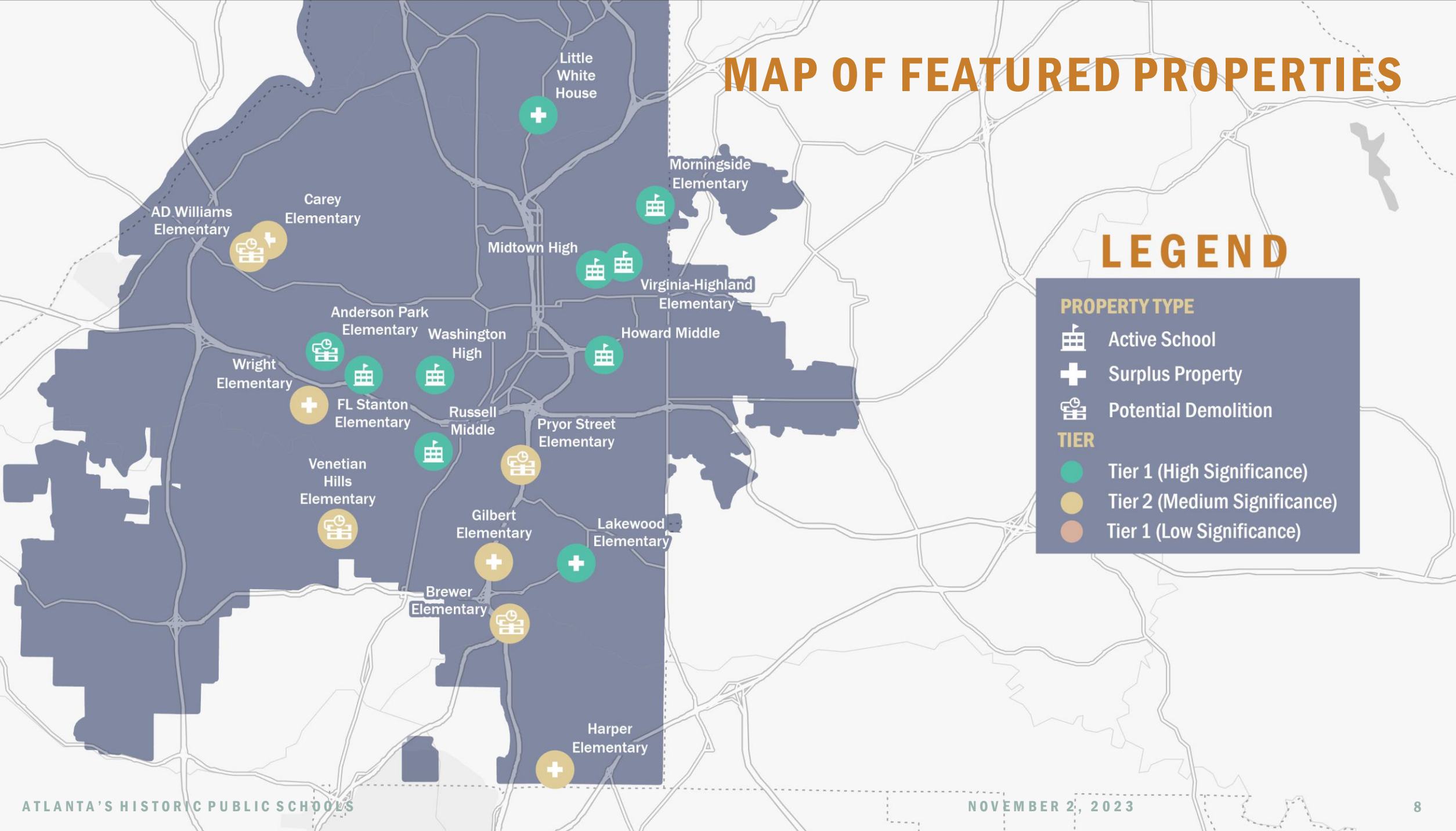
LEGEND

PROPERTY TYPE

-  Active School
-  Surplus Property
-  Potential Demolition

TIER

-  Tier 1 (High Significance)
-  Tier 2 (Medium Significance)
-  Tier 1 (Low Significance)



A sepia-toned photograph of a large, multi-story Gothic Revival building, likely a school. The building features prominent vertical elements, including a tall, slender tower with a conical roof on the right side. The facade is characterized by rows of tall, narrow windows with pointed arches and smaller, arched windows on the ground floor. Bare trees are in the foreground, their intricate branch structures silhouetted against the building and sky. The overall atmosphere is historical and somewhat somber due to the monochromatic color palette.

HISTORIC RENOVATIONS

Preserved Schools in Active Use

Leete Hall, now part of Carver High School.
Photo via Atlanta University Center library.

9.4

High
Significance

D. T. HOWARD MIDDLE

551 John Wesley Dobbs Ave NE, Atlanta, GA 30312

Old Fourth Ward | NPU M

1923: Land donated by David T. Howard, a prominent black businessman whom the school is named for; school opens serving Black grammar school students

1948: Conversion to high school

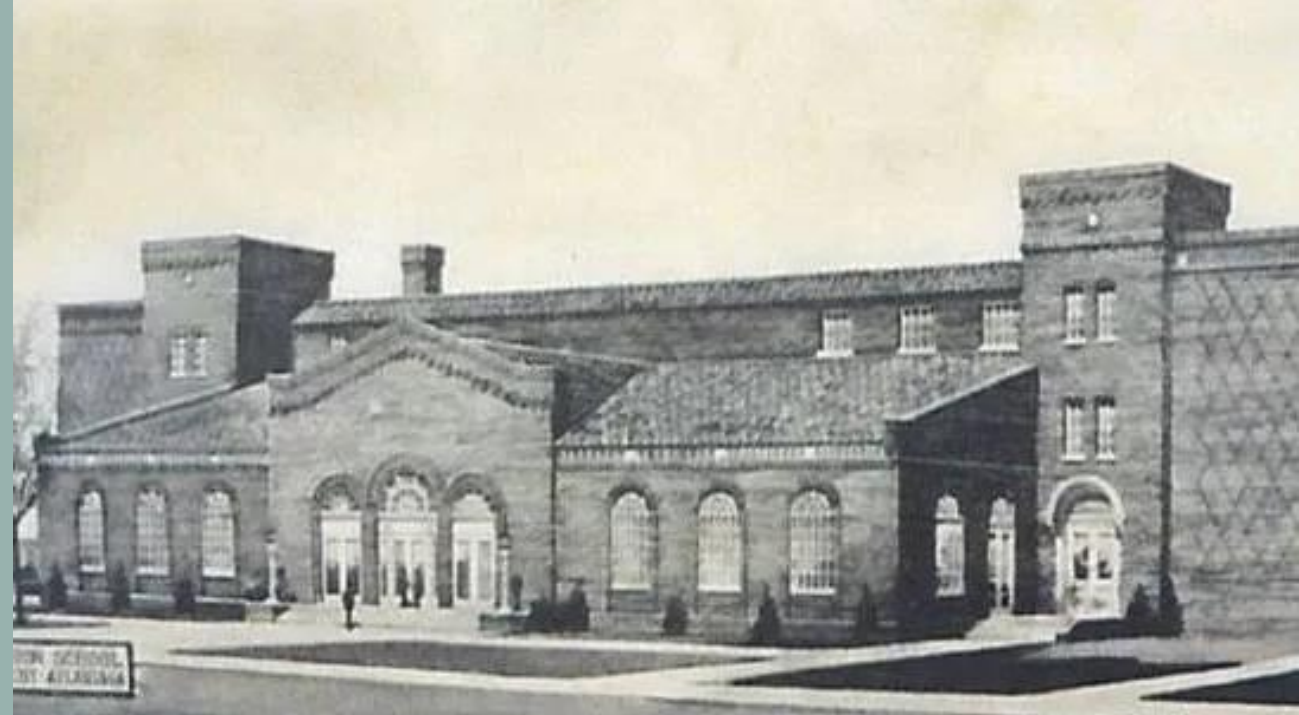
1974: Martin Luther King Jr. Landmark Historic District established

1976: Closure of school

2016: Renovation plans and transition plan for Inman Middle School announced

2020: Reopened serving grades 6-8 in the Midtown cluster after \$52 million renovation and addition

Notable Alumni: Dr. Martin Luther King Jr., civil rights leader; Maynard H. Jackson, first Black mayor of Atlanta; Walt Frazier, NBA basketball player; Herman J. Russell, entrepreneur; Vernon E. Jordan Jr., entrepreneur; Lonnie C. King, student movement activist; Eldrin C. Bell, former Atlanta police chief and first Black commission chair of Clayton County



8.7

High
Significance

MIDTOWN HIGH

929 Charles Allen Dr NE, Atlanta, GA 30309

Midtown | NPU E

1924: Designed by architect Philip Trammel Schutze and built to accommodate both Boys' High and Tech High, previously located at different locations

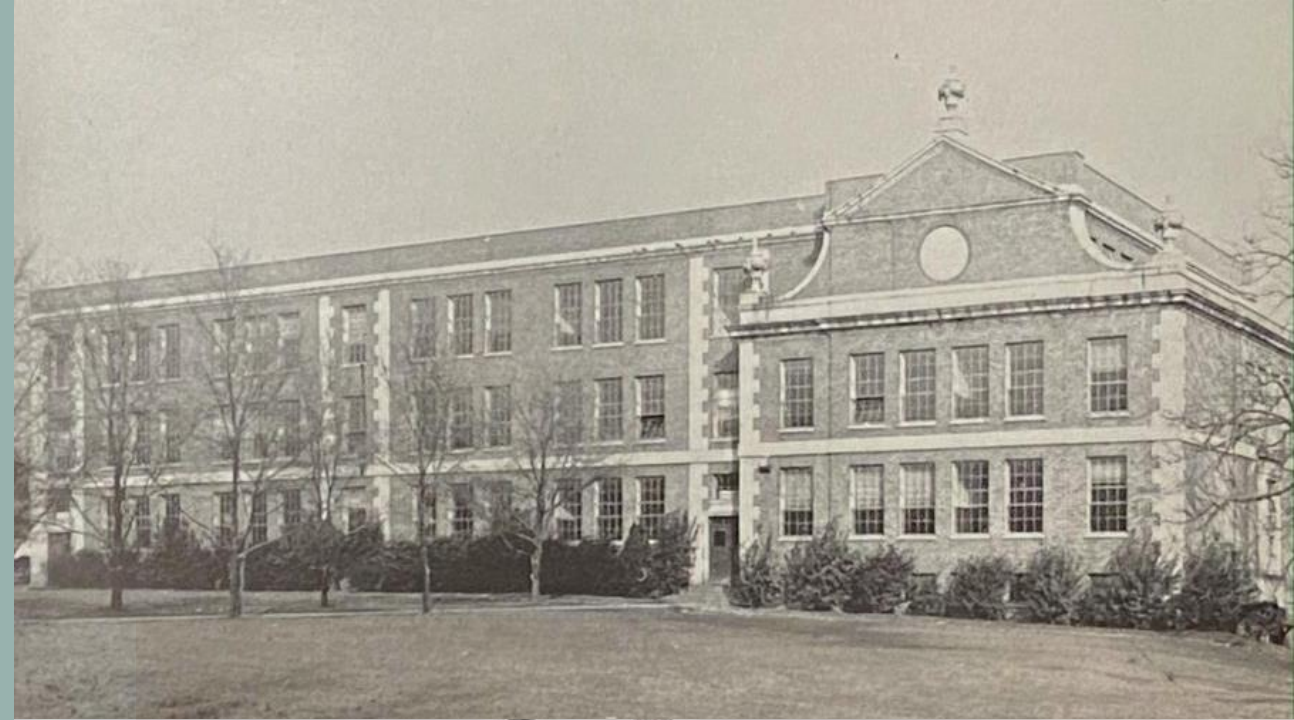
1947: Boys' High and Tech High merged and renamed Henry W. Grady High School

1961: Grady is one of four Atlanta high schools to be desegregated, by Atlanta Nine members Lawrence Jefferson and Mary James McMullen-Francis

2020: Name change to Midtown High School approved by the Board, effective June 1, 2021

2021: \$34.9 million SPLOST-funded addition and renovation/restoration of Charles Allen Building completed, with Cooper Carry architects taking color palette inspiration for the addition from the historic brick color, expanding the terrazzo flooring into the new space, and fully restoring or replacing decorative urns

2022: Recipient of Excellence in Stewardship Award from The Georgia Trust for Historic Preservation



8.7

High
Significance

VIRGINIA-HIGHLAND ELEMENTARY

774 Virginia Ave NE, Atlanta, GA 30306

Virginia Highland | NPU F

1924: Designed by architect Warren Powell under supervision of A. Ten Eyck Brown, opened as Virginia Avenue School but later renamed for Samuel M. Inman, Atlanta businessman and namesake of Inman Park

1929: Auditorium designed by G. Lloyd Preacher built

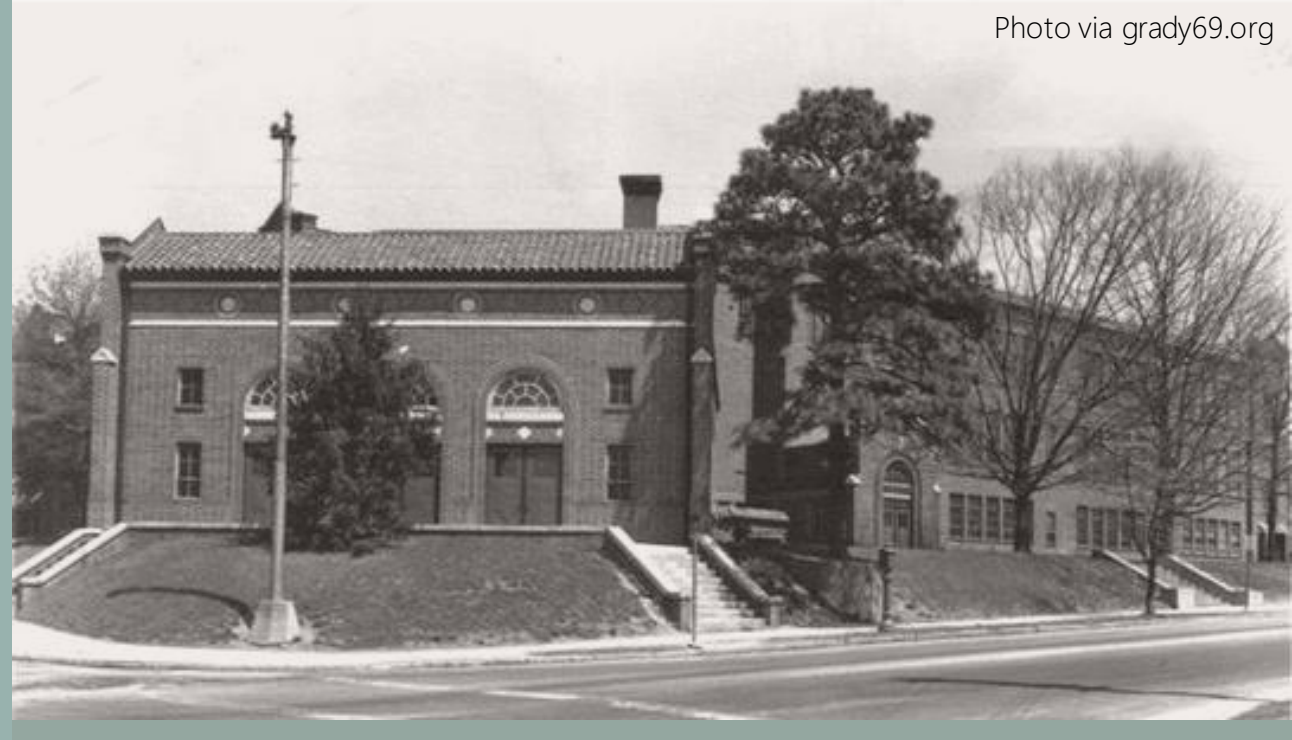
1938: Works Progress Administration expansion

1978: Converted to middle school

2020: Inman Middle School closed, students shifted to D. T. Howard Middle School

2022: Board of Education determined facility will be reused as Virginia-Highland Elementary School

2023: Reopened as Virginia-Highland Elementary school serving grades Pre-K to 5



8.4

High
Significance

MORNINGSIDE ELEMENTARY

1053 E Rock Springs Rd NE, Atlanta, GA 30306
Morningside/Lenox Park | NPU F

1927: Six-room school, possibly designed by G. Lloyd Preacher, opened in recently annexed Morningside neighborhood

1934: Addition of auditorium designed by George Harwell Bond

2016: Renovation proposed as part of SPLOST 2017 program

2022: \$20 million renovation begins, including interior improvements throughout the facility and an addition; students relocated to former Inman Middle School/future Virginia-Highland Elementary for duration of school year

2023: Completion of renovation and addition, return of students to facility



7.2

High
Significance

B. T. WASHINGTON HIGH

45 Whitehouse Dr SW, Atlanta, GA 30314

Ashview Heights | NPU T

1921: Black leaders and the NAACP organize to vote for a bond campaign that would pledge \$1.3m for black schools

1924: Opened as the first black secondary school in APS, designed by Eugene Wachendorff and named for Tuskegee Institute founder Booker T. Washington; the first principal was Charles Lincoln Harper, later namesake of Harper High School and Harper-Archer Elementary

1927: Exact replica of Tuskegee Institute's "Booker T. Washington Lifting the Veil of Ignorance" sculpture by Charles Keck installed at entrance

1938: Six classrooms and laboratory added as WPA project

1989: Listed as a landmark building on the National Register

2005: \$29m renovation completed as part of SPLOST II

Notable Alumni: Dr. Martin Luther King Jr., civil rights leader; Romae T. Powell, judge; Dr. Asa Yancey, surgeon; Dr. Louis Sullivan, former Secretary of Health and Human Services; Lena Horne, actress and singer; Leroy Johnson, Georgia State Senator

131—Booker T. Washington Junior High School, Atlanta, Ga.



7.3

High
Significance

H. J. RUSSELL WEST END ACADEMY MIDDLE

765 Peoples St SW, Atlanta, GA 30310

West End | NPU T

1923: Designed by Pringle & Smith, opened as junior high school named for Joseph E. Brown, Civil War governor of Georgia and first president of the Atlanta Board of Education

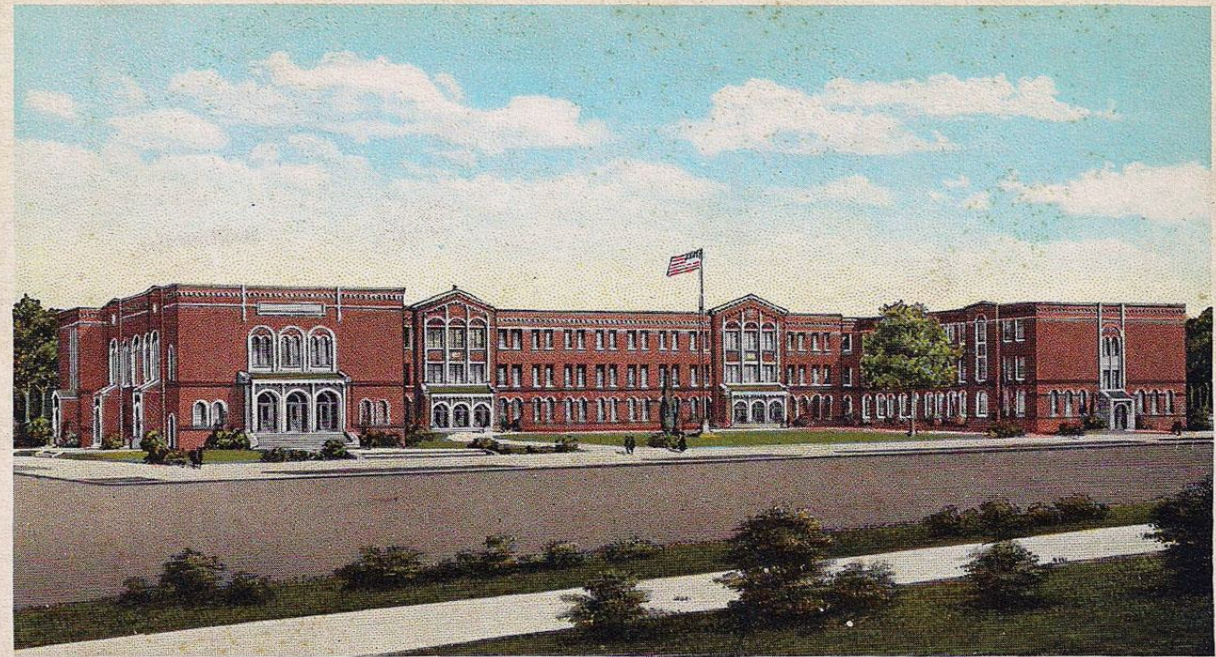
1947: Converted from junior high to high school

1992: Converted from high school to middle school

1999: Included as a community landmark in the West End Historic District National Register listing

2016: Commencement of \$22 million renovation carried out by Cooper Carry Architects and JE Dunn Construction, which included matching new masonry walls to the original Flemish bond brickwork and restoring 1920s terrazzo floors

2021: Renamed to honor Herman J. Russell, Atlanta businessman and developer



JOSEPH E. BROWN JUNIOR HIGH SCHOOL, ATLANTA, GEORGIA.



7.0

High
Significance

F. L. STANTON ELEMENTARY

1625 Martin L. King Jr Dr SW, Atlanta, GA 30314
Mozley Park | NPU K

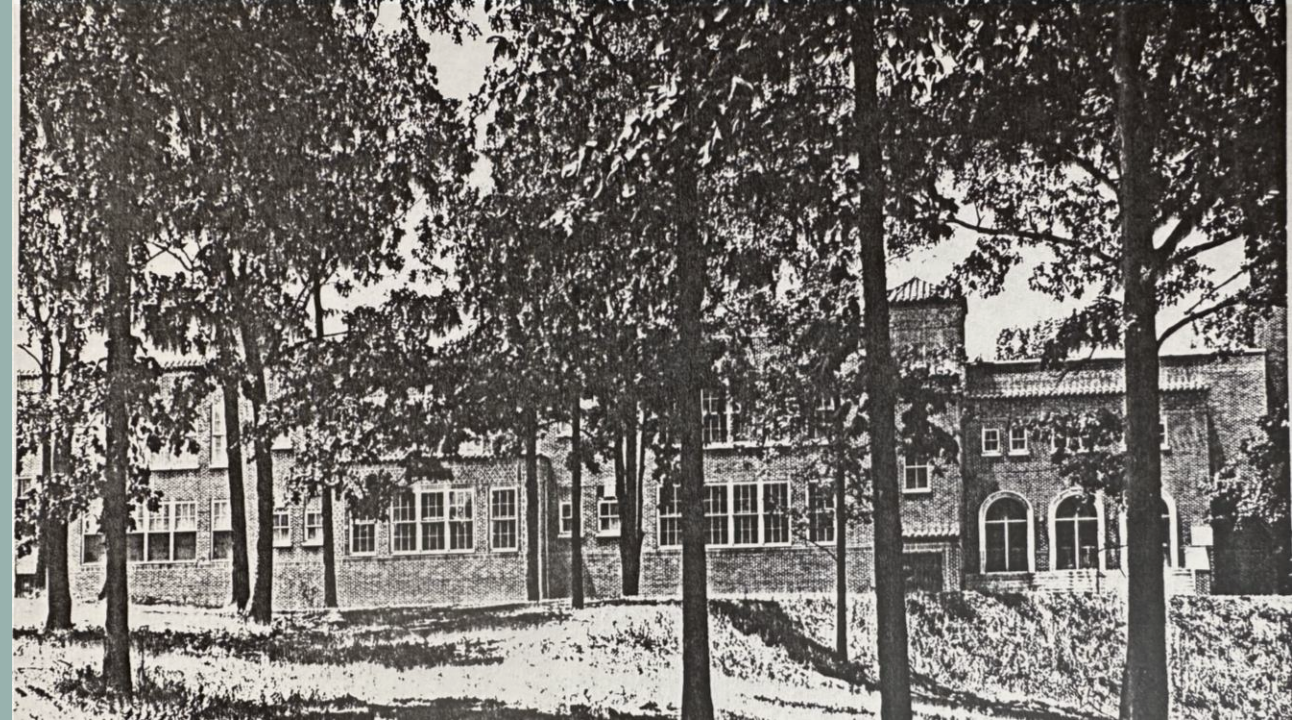
1927: Designed by G. Lloyd Preacher and built adjacent to Mozley Park; named for Georgia's first poet laureate, Frank Lebby Stanton

1995: Included as a contributing feature to the Mozley Park Historic District on the National Register

2012: Listed for closure, remained open due to community support

2021: \$19.2 million renovation proposed as part of SPLOST 2022 program

2023: Renovation begins; students relocated to Bethune Elementary for duration of school year





SURPLUS PROPERTIES

Historical Significance and Long-
Term Strategy

The former George W. Adair School, vacant since the 1970s, was sold in 2015 and is now the Academy Lofts. Image via Academy Lofts.



FORMER LAKEWOOD HEIGHTS ELEMENTARY

335 Sawtell Ave SE, Atlanta, GA 30315

Lakewood Heights | NPU Y

9.5
High
Significance

1932: Built by Fulton County Schools, designed by Edwards & Sayward

1936: Meeting place for GM workers when planning strike, one of the largest in US history

1952: Acquired by APS due to Plan of Improvement annexation

2002: Listed as contributing community landmark in Lakewood Heights Historic District on National Register

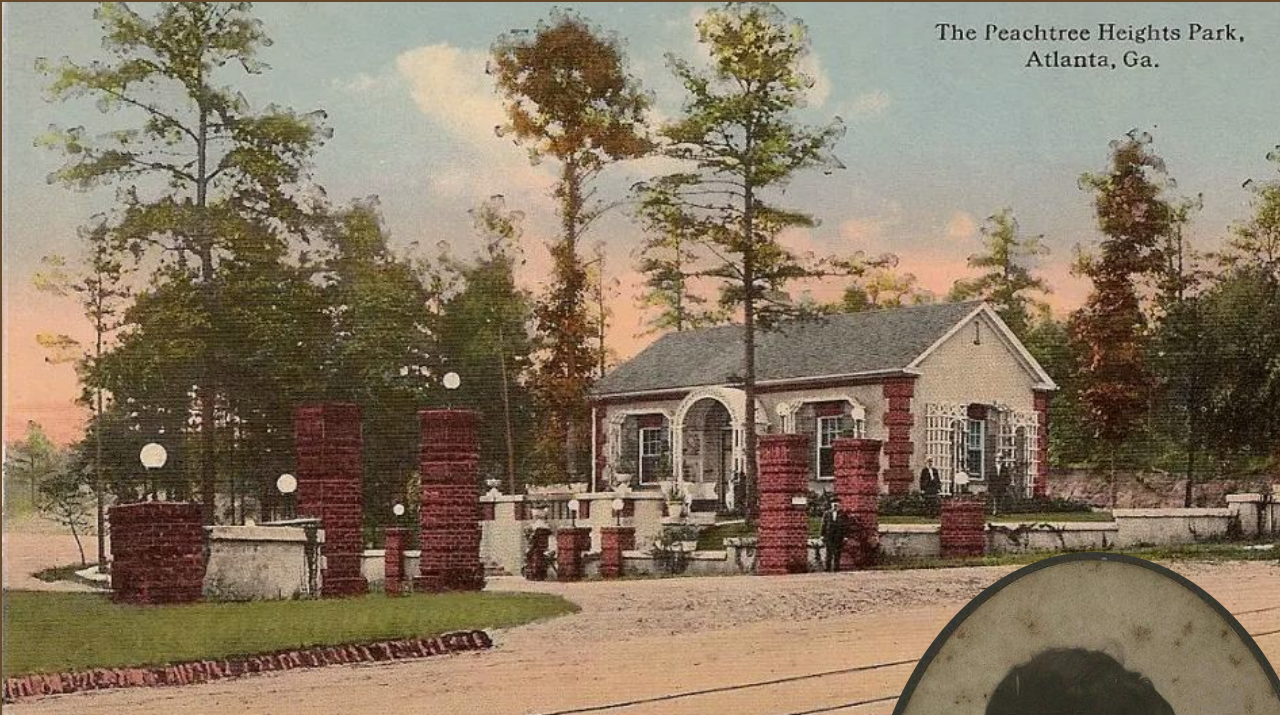
2003: School closure

2016: Included in SPLOST 2017 proposal as intended for demolition or sale

Strategy: Redevelopment into mixed-use center with both affordable and market-rate rental housing and other community amenities. Redevelopment process via long-term (50-year) ground lease and partnership with Atlanta Urban Development Corporation (AUDC), with uses guided by extensive community engagement work ahead of RFP issuance to find developer



The Peachtree Heights Park,
Atlanta, Ga.



LITTLE WHITE HOUSE A.K.A. BLOODWORTH KINDERGARTEN

8.5
High
Significance

2548 Peachtree Battle Ave NW, Atlanta, GA 30305

Peachtree Battle | NPU C

1915: Built in Beaux-Arts style as sales office for Peachtree Heights Park development, designed by Carrère & Hastings

1917: Peachtree Heights School opens on opposite side of Peachtree Battle Avenue, renamed in 1926 for Eretus Rivers, Peachtree Heights Park developer

1920s: Used by Daughters of the American Revolution

1930: Used for kindergarten run by Mrs. Mary E. Bloodworth (pictured)

1937: Deeded to Fulton County for "museum, monumental, educational, park or other like purpose"

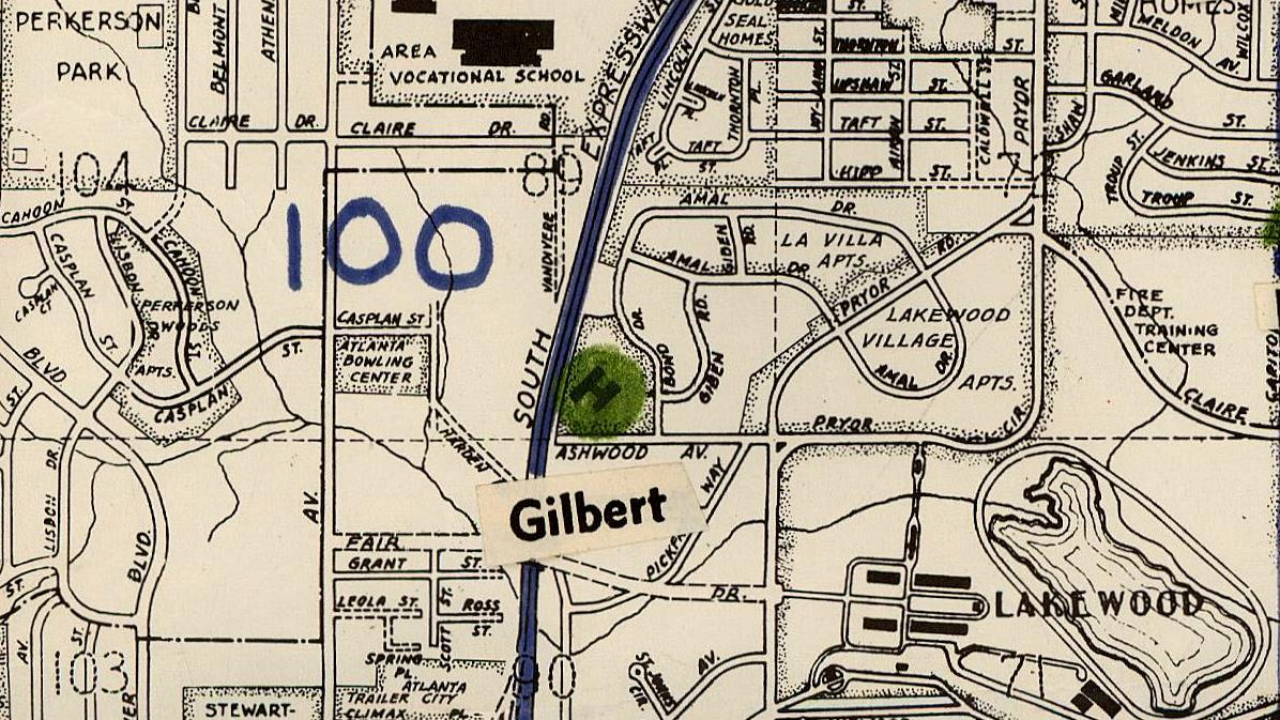
1952: Closure of kindergarten, APS acquires E. Rivers Elementary and Little White House from Fulton County due to Plan of Improvement annexation

Strategy: Sale to targeted buyer that will meet the deed restriction requirement for museum, monumental, educational, park or other like purpose. Consider National Register listing.



Above photo via Buckhead Patch.
Below photo via Northside Neighbor. Portrait at right via Atlanta History Center.





FORMER GILBERT ELEMENTARY

6.3

Medium
Significance

407 Ashwood Ave SW, Atlanta, GA 30315

Betmar LaVilla | NPU-Y

1954: Built in mid-century style and named for former owner of the land, Jeremiah S. Gilbert

1956: Enrollment reached high of 700 partially due to new Housing Authority developments, far exceeding school capacity

1983: School closure

2002: Leased to City of Atlanta Fire Department for use as a training facility

Strategy: Redevelopment into mixed-use center with both affordable and market-rate rental housing and other community amenities. Redevelopment process via long-term (50-year) ground lease and partnership with Atlanta Urban Development Corporation (AUDC), with uses guided by extensive community engagement work ahead of RFP issuance to find developer





FORMER CAREY ELEMENTARY

2588 Etheridge Dr NW, Atlanta, GA 30318

Carey Park | NPU G

5.8

Medium
Significance

1948: Built by Fulton County Schools in a mid-century modern style and named for John Carey, developer of the Carey Park neighborhood

1952: Acquired by APS due to Plan of Improvement annexation

1960s: Dr. Lester W. Butts, eventual superintendent of APS, served as principal

1994: School closure

2000s: Used for alternative school

2016: Included in SPLOST 2017 proposal as intended for demolition or sale

Strategy: Disposal via sale or land swap to partner government (possibly Atlanta Housing Authority for use in the Bowen neighborhood redevelopment)



FORMER ROSALIE WRIGHT ELEMENTARY

360 Autumn Ln SW, Atlanta, GA 30310

Florida Heights | NPU I

5.5

Medium
Significance

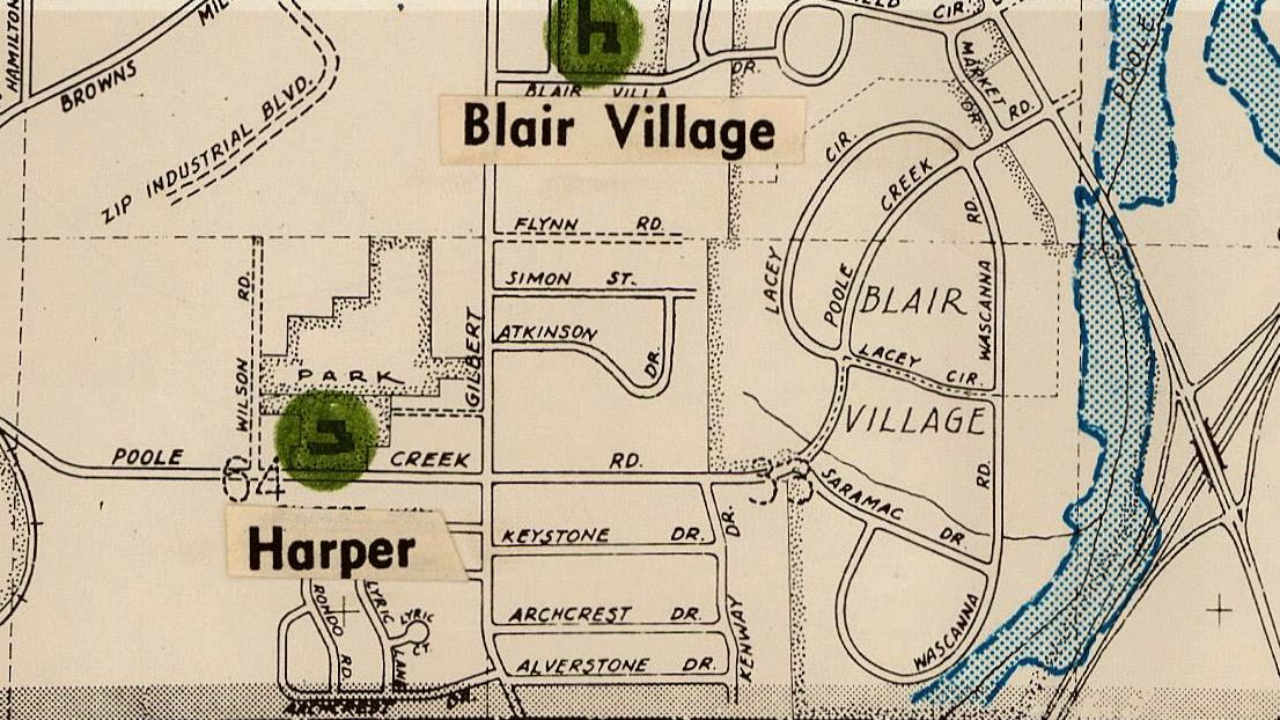
1958: Built in mid-century style, with large windows from end to end

1991: School closure

2002: Leased for use by early learning program (no longer leased)

2013: Declared surplus by the Board of Education

Strategy: Redevelopment into mixed-use center with both affordable and market-rate rental housing and other community amenities. Redevelopment process via long-term (50-year) ground lease and partnership with Atlanta Urban Development Corporation (AUDC), with uses guided by extensive community engagement work ahead of RFP issuance to find developer



FORMER HARPER ELEMENTARY

4.3
Medium
Significance

180 Southside Industrial Pkwy, Atlanta, GA 30354
Blair Villa/Poole Creek | NPU Z

1952: APS acquires the Hapeville School, a Rosenwald School in Fulton County, through the Plan of Improvement annexation

1956: APS constructs a new facility and renames the school for Caroline Ferguson Harper, a formerly enslaved woman who purchased and farmed several acres in the area, including part of the new school site

1982: Closure of school, students shifted to Blair Village Elementary

2002: Leased to City of Atlanta Police Department for police training, also used to house a Head Start program

Strategy: Disposal via sale or land swap to partner government (possibly City of Atlanta)



Georgia Avenue School, later renamed P. J. Bryant Elementary, which was demolished in the mid-1980s. Photo from Atlanta History Center.

POTENTIAL DEMOLITIONS

SPLOST 2022 List

SPLOST 2022 POTENTIAL DEMOLITIONS

These properties contain structures identified for demolition during the planning phase of the 2022 Education Special Purpose Local Option Sales Tax (E-SPLOST), approved by voters in November of 2021 and active as of July 1, 2022.

Selection was based on facility condition assessment reports, which include estimated costs for necessary facility improvements, as well as feedback obtained through community engagement.

Additional public engagement will take place before demolition activity is initiated.

APC RECOMMENDATIONS

Additional research/documentation performed before demolition

Reconsider demolition of Tier 1 properties

Community discussions that include the school's history/significance

Project	Estimated Cost	SF	Closed	Current Strategy
Venetian Hills	\$1.0M	48,687	2016	Demolish or lease
Anderson Park	\$0.6M	35,089	2004	Hold, short-term lease
Pryor Street	\$0.7M	40,867	1982	Demolish, retain land
A.D. Williams	\$1.5M	86,901	2009	Demolish, retain land
Brewer	\$0.5M	31,000	Admin Use	Demolish, retain land
Carey	\$0.5M	29,620	1994	Sale or land swap with partner government

6.8

High
Significance

FORMER VENETIAN HILLS ELEMENTARY

1910 Venetian Dr SW, Atlanta, GA 30311

Venetian Hills | NPU 5

1954: Original building constructed, designed by A. Thomas Bradbury

2010: Playground built by rapper Ludacris in collaboration with non-profit organization KaBoom

2016: School closed, student body merged with Connally Elementary to form current-day Tuskegee Airmen Global Academy

2020: Scored 42 out of 100 points on Facility Condition Assessment Scorecard

Notable Alumni: Natasha Trethewey, U.S. Poet Laureate (2012, 2014), 2007 Pulitzer Prize in Poetry, Elected Member of the American Philosophical Society, Heinz Award in Arts and Humanities, Professor at Duke, Yale, Emory, and UNC-Chapel Hill

Strategy: Hold property: Demolish or find short-term tenant



6.8

High
Significance

FORMER ANDERSON PARK ELEMENTARY

2050 Tiger Flowers Dr NW, Atlanta, GA 30314
Dixie Hills | NPU J

1956: Built in mid-century modern style

1977: Mural painted by artist Evelyn Mitchell (shown in upper right); sculpture installed by Larry Stueck (neither still present at site)

2003: Plans to close school and declare property surplus authorized by Board

2004: School closed, students rezoned to Usher, F. L. Stanton, and White elementary schools

2016: Included in SPLOST 2017 proposal as intended for demolition or sale

Notable Alumni: Judge Glenda Hatchett, first Black woman to be chief presiding judge over a Georgia state court, also known for her television career

Strategy: Hold for potential need due to area growth: no decision yet to keep closed, find short-term tenant, or demolish



6.4

Medium
Significance

FORMER BREWER ELEMENTARY

2352 Bagwell Dr SW, Atlanta, GA 30315

Polar Rock | NPU Z

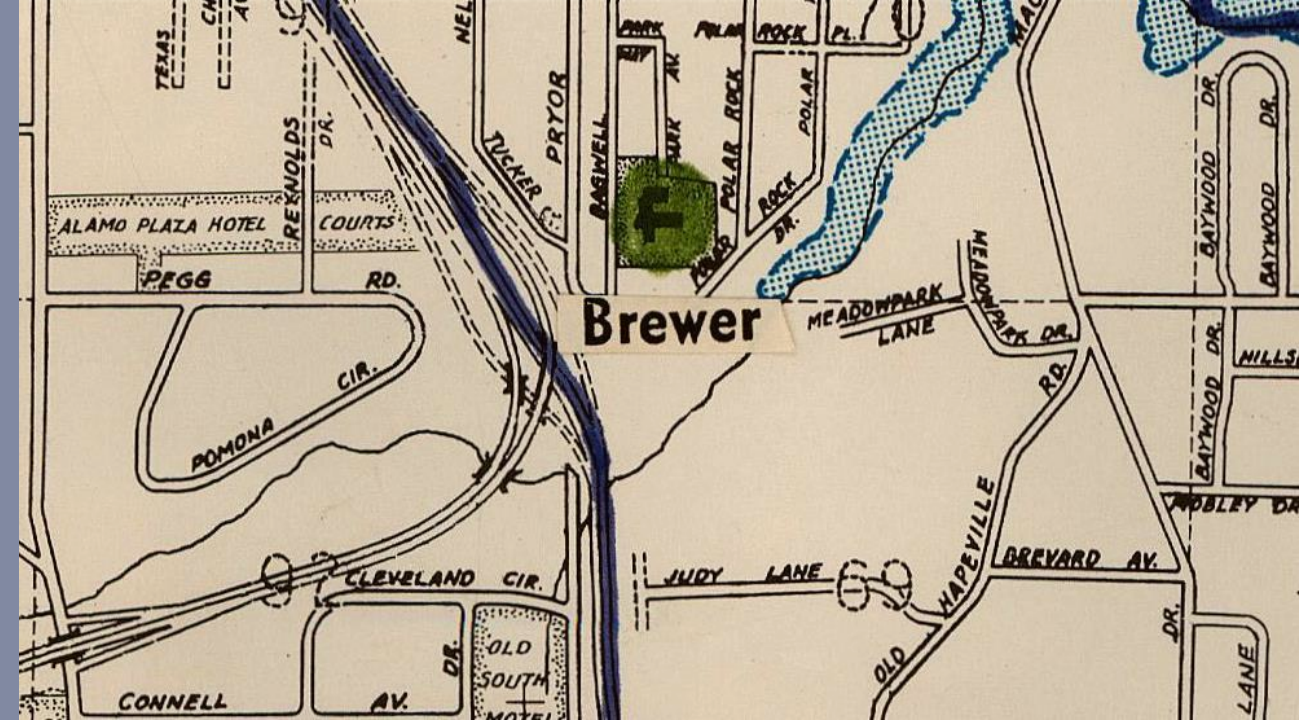
1958: Designed in mid-century modern style by well-known Illinois-born Atlanta architect and World War II veteran James C. Wise, who also designed many notable buildings and several neighborhoods in the Atlanta area and across the Southeast

1991: School closure

2002: Converted to administrative use to house APS Operational Technology department

2020: Scored 35 out of 100 points on Facility Condition Assessment scorecard

Strategy: Hold property: Move administrative use out, demolish to minimize blight, retain land



6.2

Medium
Significance

FORMER PRYOR STREET ELEMENTARY

200 Doane St SW, Atlanta, GA 30315

Mechanicsville | NPU V

1968: Built to replace previous Pryor Street School facility, which was approximately half a mile away and dated to 1906

1977: Exterior mural (faintly visible in photo at lower right) painted by artist Kathleen Kyle as part of Mayor Maynard Jackson's Neighborhood Arts Project

1982: Closure of school, students shifted to Dunbar and D. H. Stanton (now Barack and Michelle Obama Academy) elementary schools

1980s: Used for vocational rehabilitation program Economic Opportunity Atlanta and as a shelter for Haitian immigrants

2016: Included in SPLOST 2017 proposal as intended for demolition or sale

Strategy: Demolish structure to minimize blight, retain land for future reuse



4.8

Medium
Significance

FORMER A. D. WILLIAMS ELEMENTARY

James Jackson Pkwy NW, Atlanta, GA 30318

Brookview Heights | NPU G

1967: Built to serve the Bowen Homes public housing project, named for Reverend Adam Daniel Williams, grandfather of Dr. Martin Luther King, Jr. Notable for being the first school in APS history to use a less structured "forum" style similar to Montessori schools

2009: Closure due to demolition of Bowen Homes

2016: Included in SPLOST 2017 proposal as intended for demolition or sale

2020: Atlanta Housing Authority (AHA) approved for federal Choice Neighborhoods Planning grant for Bowen Homes redevelopment; APS invited to participate in planning for redevelopment

2023: AHA awarded \$40 million Choice Neighborhoods Implementation grant from HUD for Bowen Choice Neighborhood

Strategy: Demolition of existing structure while retaining land for future educational facility to serve expected influx of students from redeveloped Bowen and Carey Park neighborhoods



Students at an APS athletic event in the 1970s.
Photo via Atlanta History Center.



STRATEGY AND VISION

Through a caring culture of equity, trust, and collaboration, every student will graduate ready for college, career and life.

APS MISSION STATEMENT

- The primary mission of Atlanta Public Schools is K-12 education; however, APS is also responsible for acting as a steward of taxpayer dollars and properties
- APS will continue to focus on maintenance and preservation of active historic schools, including large renovations through the SPLOST-funded capital improvements program
- Properties declared surplus will balance a range of board priorities, including **affordable housing and historic preservation**, with uses for large property redevelopments determined by extensive community input



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